



Order Filed on October 29, 2019  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

UNITED STATES BANKRUPTCY  
COURT DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)  
Jonathan Schwalb, Esq.  
Friedman Vartolo LLP  
85 Broad Street, Suite 501  
New York, New York 10004  
Attorney for Selene Finance LP as servicer for  
Wilmington Savings Fund Society, FBS, doing  
business as Christiana Trust, not in its  
Individual Capacity but Solely as Legal Title  
Trustee for  
Bronze Creek Title Trust 2013-NPL1  
P: (212) 471-5100  
[Bankruptcy@FriedmanVartolo.com](mailto:Bankruptcy@FriedmanVartolo.com)

IN RE:

Patricia Britton

Debtor(s)

Case No.: 19-17738

Chapter 13

Judge: Michael B. Kaplan

**CONSENT ORDER RESOLVING OBJECTION TO CONFIRMATION AND  
REQUEST FOR ENTRY OF AN ORDER VACATING THE AUTOMATIC STAY AS TO  
REAL PROPERTY TO SECURED CREDITOR**

The relief set forth on the following page numbered two (2) is hereby **ORDERED**.

**DATED: October 29, 2019**

A handwritten signature of Michael B. Kaplan in black ink, written over a horizontal line.  
Honorable Michael B. Kaplan  
United States Bankruptcy Judge

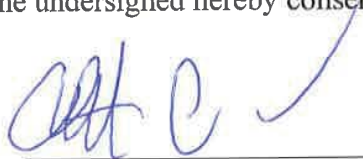
Applicant: Selene Finance LP  
Applicant's Counsel: Friedman Vartolo LLP  
Debtor's Counsel: Robert C. Nisenson, Esq.  
Property Involved("Collateral"): 301 Canterbury Way, Princeton, NJ 08540

THIS MATTER having been brought before the Court by Brian W. Hofmeister, attorney for the Debtor, Patricia Britton ("Debtor"), upon the filing of a Chapter 13 Plan, and Selene Finance LP, ("Secured Creditor"), by and through its attorneys, Friedman Vartolo, LLP, having filed an Objection to the Confirmation of said Chapter 13 Plan, and the parties having subsequently resolved their differences; and the Court noting the consent of the parties to the form, substance and entry of the within Order; and for good cause shown;

**IT IS HEREBY ORDERED** as follows:

1. Debtor must close on the sale of the Collateral by November 17, 2019. If there is no equity, Secured Creditor must approve any short sale. If there is equity, Secured Creditor must be paid in full and said language must be included in any confirmed order. If the closing has not occurred by this date, Applicant is granted immediate relief from the automatic stay, without further application or Order of this Court.
2. If Applicant obtains stay relief. Applicant must notify Debtor's Counsel of any scheduled Sheriff Sale.
3. This Order shall be incorporated in and become part of any Order Confirming Plan in the herein matter.

The undersigned hereby consent to the form and entry of the foregoing order

  
\_\_\_\_\_  
Robert C. Nisenson, Esq.  
*Attorney for Debtor*

/s/ Jonathan Schwalb, Esq.  
Jonathan Schwalb, Esq.  
*Attorney for Secured Creditor*

**Certificate of Notice Page 3 of 3**  
United States Bankruptcy Court  
District of New Jersey

In re:  
Patricia Britton  
Debtor

Case No. 19-17738-MBK  
Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0312-3

User: admin  
Form ID: pdf903

Page 1 of 1  
Total Noticed: 1

Date Rcvd: Oct 29, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 31, 2019.

db +Patricia Britton, 304 Canterbury Way, Princeton, NJ 08540-9480

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Oct 31, 2019

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 29, 2019 at the address(es) listed below:

Albert Russo docs@russotrustee.com

Anthony J. Destribats on behalf of Creditor The Woods at Princeton Walk Condominium Association, Inc dpukenas@destribatslaw.com, destribatsa@pepperlaw.com;balaa@pepperlaw.com

Denise E. Carlon on behalf of Creditor VW Credit Leasing, Ltd dcarlon@kmlawgroup.com, bkggroup@kmlawgroup.com

Jonathan C. Schwalb on behalf of Creditor Selene Finance LP bankruptcy@friedmanvartolo.com

Rebecca Ann Solarz on behalf of Creditor VW Credit Leasing, Ltd rsolarz@kmlawgroup.com

Robert C. Nisenson on behalf of Debtor Patricia Britton rnisenon@aol.com, nisensonlaw@aol.com;g2729@notify.cincompass.com;nisensonrr70983@notify.bestcase.com

U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 7